







Hillfoot Cottage

Hillfoot Road • Totley • S17 4AP

Guide Price £450,000 - £475,000

Deceptively spacious, stone built 3/4 bedroom cottage full of charm and character nestled away in Totley offering fabulous far-reaching views. Dating back to 1700's this flexible family home features generously proportioned rooms arranged over 2 levels with private wraparound garden and driveway creating off street parking for 2 vehicles. The property enters through a large entrance porch and inner hallway leading through to a rear facing sitting room with adjoining study. A further flexible open plan living space with generous storage has steps leading down to a dining area, featuring French doors out to the wraparound garden. The kitchen is fitted with a range of neutral units, offering space for a range of freestanding appliances with integrated oven and gas hob. A separate utility room provides alternative access and ground floor WC. The main bedroom is generously proportioned, complemented by exposed stone wall, fabulous view towards Blacka Moor, a separate dressing area with spiral staircase to ground floor and an impressive mezzanine storage area above. There are 2 further double bedrooms and a large family bathroom. Stairs rise to a second-floor occasional room, complemented by Velux windows, creating a versatile space. Externally a generous driveway creates off street parking for 2 vehicles. A secluded, private, enclosed wraparound garden designed with artificial lawn, patio area, established planting and mature hedging. Located within the highly sought after suburb of Totley, on the edge of the Peak District, with excellent local amenities on the doorstep, including several local pubs, All Saints Primary School and a host of shops on Baslow Road, with regular bus routes and transport links to both the city centre and Peak District.





- Stone Built Cottage Dating Back to 1700's
- 3/4 Bedrooms & Family Bathroom
- Filled with Charm & Character
- Generously Proportioned Accommodation
- Sought After Location in Totley, S17
- Stunning Far-Reaching Views
- Attractive Wraparound Garden
- Generous Driveway
- Freehold
- Council Tax Band E, EPC Rating E





HILLFOOT COTTAGE

APPROXIMATE GROSS INTERNAL AREA
201.5 SQ M / 2169 SQ FT

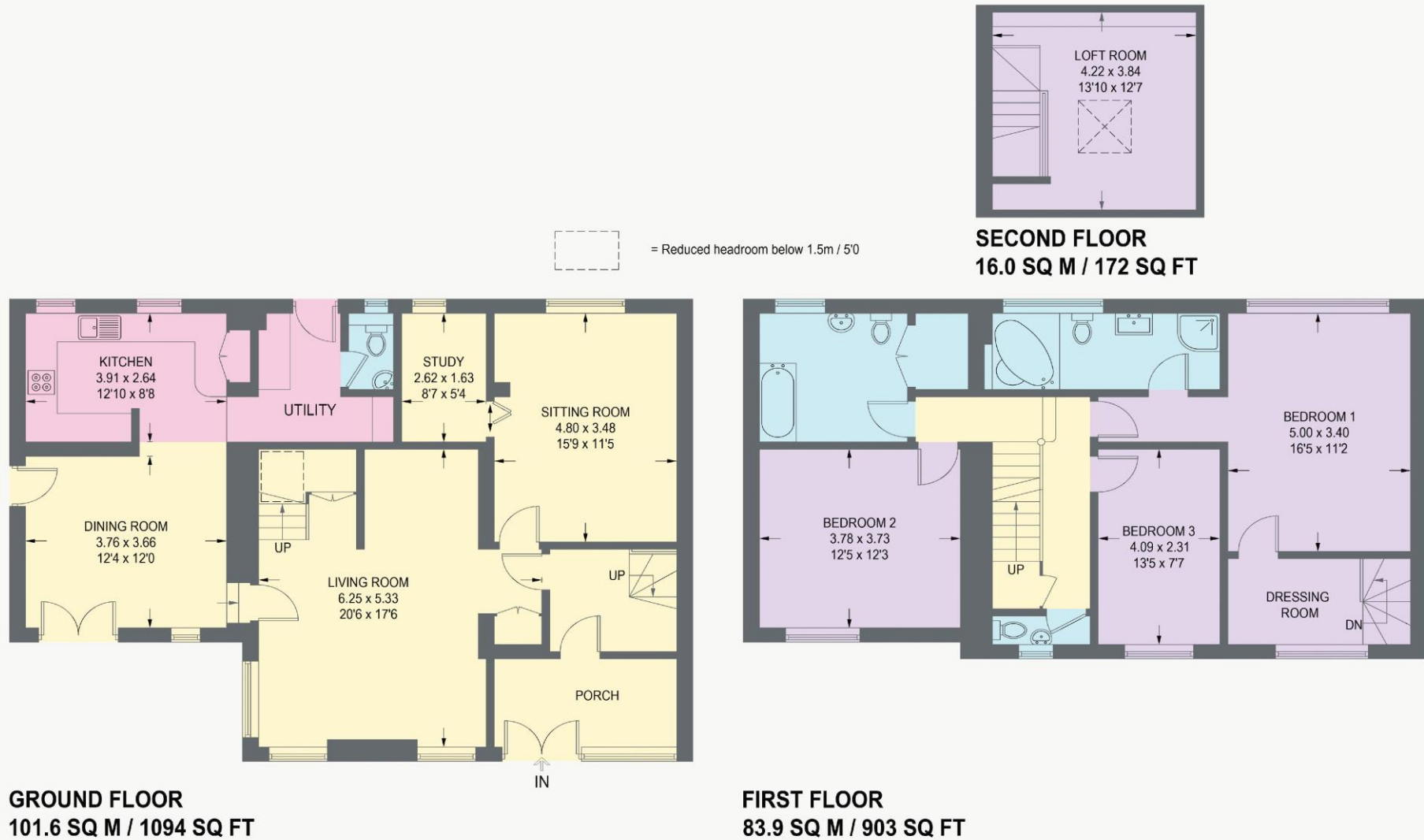


Illustration for identification purposes only,
measurements are approximate, not to scale.



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